

PB# 89-8

**Mobil Oil Co.
(LLC)**

9-1-71

MOBIL OIL CO. (lot line change) #89-8

Conditional Approval Expired
Reapplied under P.B. # 91-24
9/26/91

General Receipt 12254

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Sept. 26, 1991

Received of Bane & Tully Engineering \$ 369.50

Three Hundred Sixty-nine and 50/100 DOLLARS

For P/B Engineering Fees (#89-8)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 9975		\$ 369.50

By Pauline D. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 10360

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 1, 1989

Received of Bane & Tully Engineering & Surveying P.C. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee (#89-8)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 6167		\$ 25.00

By Pauline D. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609



961-8000
James
Monell

8/26/91 - Letter to A. Krieger - Deeds were not acceptable
to the Town - Cond. Approval
has expired and this must
be reapplied for.

(u)

Memo for file # 89-8

Conditional approval was granted on 12/12/90.

on 3/12/91 I spoke to D. Lowes of Lanc & Tully to remind him that the Conditional Approval will expire in 3 months. He said he was aware of it.

8/26/91 Spoke to James Morell, Atty for Applicant. Told him that the P.B. Atty, Andrew Krieger said time had expired and they must reapply.

Myna Mason

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Other engineerng

FOR PROJECT NUMBER: 89-8

NAME: MOBIL OIL CO.

APPLICANT: SOCONY MOBIL OIL CO., INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/25/91	P.B. ENGINEER FEE	CHG	369.50		
09/26/91	P.B. ENGINEER FEE	PAID		369.50	
		TOTAL:	369.50	369.50	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
D [Disap, Appr]

FOR PROJECT NUMBER: 89-8

NAME: MOBIL OIL CO.

APPLICANT: SOCONY MOBIL OIL CO., INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/10/91	SPOKE TO D. LOEWS -LANC&TULLY . TIME EXPIRED ON COND. . REAPPLIED UNDER P.B. #91-24	WILL REAPPLY/LL CHG. APPROVAL:APPLICANT TO REAPPLY/ LL CHG
12/12/90	P.B. APPEARANCE	APPR. CONDITIONAL
10/03/90	P.B. APPEARANCE	L.A./NEG DEC/RETURN
09/18/90	WORK SESSION APPEARANCE	REVISED & SUBMITTED
04/04/89	WORK SESSION APPEARANCE	NEED NEW PLAN
03/14/89	WORK SESSION APPEARANCE	CORRECT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-8

NAME: MOBIL OIL CO.

APPLICANT: SOCONY MOBIL OIL CO., INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/21/89	MUNICIPAL HIGHWAY	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL WATER	03/02/89	APPROVED
ORIG	08/21/89	MUNICIPAL SEWER	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL SANITARY	/ /	NO RESPONSE
ORIG	08/21/89	MUNICIPAL FIRE	03/04/89	APPROVED
ORIG	08/21/89	PLANNING BOARD ENGINEER	04/04/89	CHANGES FROM W/S
ORIG	08/21/89	COUNTY PLANNING	/ /	N/A
ORIG	08/21/89	COUNTY DEPARTMENT OF HEALTH	/ /	N/A
ORIG	08/21/89	COUNTY D.P.W.	/ /	N/A
ORIG	08/21/89	STATE D.O.T.	/ /	N/A
ORIG	08/21/89	STATE D.E.C.	/ /	N/A
REV1	09/17/90	MUNICIPAL HIGHWAY	11/30/90	SUPERSEDED BY REV2
REV1	09/17/90	MUNICIPAL WATER . IF ANY EXCAVATION, PLEASE BE CAREFUL OF	09/18/90	APPROVED WATER LINES ON PROP.
REV1	09/17/90	MUNICIPAL SEWER	11/30/90	SUPERSEDED BY REV2
REV1	09/17/90	MUNICIPAL SANITARY	09/17/90	APPROVED
REV1	09/17/90	MUNICIPAL FIRE	10/15/90	APPROVED
REV1	09/17/90	PLANNING BOARD ENGINEER	11/30/90	SUPERSEDED BY REV2
REV2	11/30/90	MUNICIPAL HIGHWAY	/ /	
REV2	11/30/90	MUNICIPAL WATER	12/04/90	APPROVED
REV2	11/30/90	MUNICIPAL SEWER	/ /	
REV2	11/30/90	MUNICIPAL SANITARY	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/91

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
D [Disap, Appr]

FOR PROJECT NUMBER: 89-8

NAME: MOBIL OIL CO.

APPLICANT: SOCONY MOBIL OIL CO., INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV2 11/30/90	MUNICIPAL FIRE	12/05/90 APPROVED
REV2 11/30/90	PLANNING BOARD ENGINEER	/ /
REV1 / /		/ /
REV3 12/19/90	P.B. ENGINEER	/ /

AS OF: 09/10/91

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)
TASK: 89- 8

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
89-8	32086	04/04/89	TIME	MJE	MC MOBIL OIL	60.00	0.30	18.00			
								18.00			
89-8	37232	02/13/90			BILL INV 90-143						-18.00
											-18.00
89-8	41263	07/16/90	TIME	MJE	MC MOBIL	60.00	0.30	18.00			
89-8	42191	09/04/90	TIME	MJE	MC MOBIL OIL L/L	60.00	0.40	24.00			
89-8	42842	09/24/90	TIME	MJE	MC MOBIL OIL	60.00	0.50	30.00			
89-8	42852	09/25/90	TIME	MJE	MC MOBIL OIL	60.00	0.10	6.00			
89-8	42875	09/25/90	TIME	MCX	CL R/C: PLOTKIN MOBILE	25.00	1.00	25.00			
89-8	43787	11/16/90	TIME	MJE	MC MOBIL L/L - CALL	60.00	0.30	18.00			
89-8	44254	12/11/90	TIME	MJE	MC MOBIL/PLATKIN	60.00	0.40	24.00			
89-8	44278	12/11/90	TIME	MCX	CL REC COM: PLOTKIN/MOBL	25.00	0.50	12.50			
89-8	44141	12/12/90	TIME	MJE	MC COND FINAL APPL	60.00	0.10	6.00			
89-8	44280	12/12/90	TIME	MCX	CL REC COM: PLOTKIN/MOBL	25.00	0.50	12.50			
89-8	44392	12/17/90	TIME	MJE	MC PLOTKIN	60.00	1.50	90.00			
89-8	44400	12/18/90	TIME	MJE	MC PLOTKIN	60.00	1.00	60.00			
89-8	44561	12/18/90	TIME	SAS	CL MEMO: MOBIL OIL PLOT	25.00	0.50	12.50			
								356.50			
89-8	44324	12/17/90			BILL 90-420						-127.00
89-8	44605	01/09/91			BILL INV 91-119						-211.50
											-356.50
					TASK TOTAL			356.50	0.00	-356.50	0.00
					GRAND TOTAL			356.50	0.00	-356.50	0.00

+ 12.50
\$ 369.00

AS OF: 09/10/91

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- E

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
89-6	32071	02/13/91	TIME	MCK	CL PLOTKIN/MOBIL-LTR	25.00	0.50	12.50			
								=====	=====	=====	=====
TASK TOTAL								12.50	0.00	0.00	12.50
								=====	=====	=====	=====
GRAND TOTAL								12.50	0.00	0.00	12.50

MOBIL OIL - D. PLOTKIN LOT LINE CHANGE (89-8) RIVER ROAD

Mr. Dennis Lowes came before the Board representing this proposal.

MR. SCHIEFER: What are you trying to do, sir?

MR. LOWES: Mobil Oil Company owns at the present time 11.8 acres. The upper portion of that land, 8 1/2 acres worth is vacant, it's currently not used for anything. It's sandy brush, I think at one time it was graded off, Joe Ruscitti had some catch basins and stuff stored up there at one time. Immediately adjoining to the west is tax lot 70.1 in Block 1 Section 9, Town of New Windsor tax, that is owned by David Plotkin. David Plotkin has contracted with Mobil Oil Corporation to purchase the 8 1/2 acres that Mobil Oil has declared as excess real property. We have surveyed the 11.8 acres of Mobil Oil Corporation. We have computed the proposed new lot line which would leave that 8 1/2 acres to be delineated to be conveyed to David Plotkin and it would allow Mobil Oil Corporation to retain 3.3 acres on which their terminal is developed.

MR. SCHIEFER: Where is the current lot line there?

MR. LOWES: The current lot line that delineates Mobil Oil property is way back here.

MR. SCHIEFER: Are you asking for a lot line change or subdivision?

MR. LOWES: We are asking for a lot line change.

MR. SCHIEFER: You have one lot and you have two.

MR. KRIEGER: If I remember because I was asked that question last time what I said is because Mr. Plotkin owns the lot immediately adjacent. If this property to be sold is attached to that lot and you started out with two lots, a Plotkin lot and a Mobil lot and you wind up with a Plotkin and a Mobil. If however it's not attached, you started with two lots, you wind up with three, it looks like a subdivision.

MR. VAN LEEUWEN: I wanted to see it changed over to the deed, deed to be filed and we'll approve it.

MR. KRIEGER: Yes.

MR. LOWES: Hank, on this map which is a composite map

that shows the Mobil property extending this way and the property owned by Mr. Plotkin extending this way, shows that the 8 1/2 acres that Mobil Corporation will convey to Mr. Plotkin will be proposed to annex to tax lot 9170.1. We have prepared the instrument of conveyance of transfer of consolidation. We have submitted them to Mr. Krieger for his review. One of the requirements when we were here in October was that a deed of dedication be made from Mr. Plotkin to the Town of New Windsor to convey 25 feet from the center line of Walsh Avenue back to actually from the right-of-way line one deed would be prepared from Mobil Oil Company conveying the 8 1/2 acres to Mr. Plotkin and another instrument would be prepared which would describe the existing tax lot 9170.1 as it was conveyed to Mr. Plotkin and would include in its out bounds description, the 8 1/2 acres that Mobil is conveying to Mr. Plotkin.

MR. SCHIEFER: You want us to approve this map and that is the map that we'd approve?

MR. VAN LEEUWEN: Because you're also donating the other 25 feet on Walsh Road to the town.

MR. KRIEGER: Let me say if I can at this point, Mr. Chairman, those three deeds that Mr. Lowes refers to have been transmitted to me. I have checked it over, they are fine in form and I have given them to Mr. Edsall to make sure that they comply in metes and bounds description.

MR. SCHIEFER: Okay, Mr. Edsall, do you have any comments? I understand this now and I have no problem with it.

MR. EDSALL: As Andy indicated, I do have to review the description of the deeds that are being, for the properties being conveyed to the town, if you do decide to approve it, I believe we can take care of that between the time of conditional approval and the time you stamp the plan.

MR. VAN LEEUWEN: I'd like to make a motion to approve subject to the approval from our Town Engineer that the metes and bounds and the deed description meet the metes and bounds of the map, simply lot line change.

MR. PAGANO: I'll second it. However, I have a question to ask. The property that you are going to keep three point some odd acres, do we have proper density there? In other words, I don't know what is on the property right now but have we created something that maybe sub-

standard?

MR. LOWES: No, I don't believe we have. We have a terminal building that goes back to the 1930's before the zoning was even here. We have the trucks in and out of here, we do have some tanker loading facilities. I think there's maybe two people that work full time at the terminal. I know there's one for sure.

MR. VAN LEEUWEN: We have approved things before like a fire shed where they keep the fire equipment and stuff, I know that.

MR. LOWES: The minimum area is 80,000 square feet, that is just short of 2 acres. We are leaving 3.3.

MR. SCHIEFER: Mark, you have looked at these, they meet the requirements?

MR. EDSALL: Yes, they have provided a bulk table on the plan and relative to the site development, they are not changing it relative to the bulk requirements of the lot, they are indicating on the plan that they comply. The only correction that needs to be made is taking off the group PP reference that doesn't exist, that's from an old group table, it's use B4.

MR. SCHIEFER: Any other discussion, gentlemen? Vote on the lot line change of Plotkin/Mobil Oil.

MR. MC CARVILLE: Do we have to do any type of SEORA process?

MR. EDSALL: You're all done.

MR. LOWES: Back in October, we took care of that.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. SCHIEFER: This is subject to Mark reviewing the deeds, seeing it meets all the requirements.

MR. LOWES: Absolutely.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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Milford, Pennsylvania 18337
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PLANNING BOARD
FILE

18 December 1990

MEMORANDUM

TO: ANDREW KRIEGER, ESQ, PLANNING BOARD ATTORNEY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: MOBIL OIL/PLOTKIN LOT LINE CHANGE
TOWN OF NEW WINDSOR PLANNING BOARD 89-8

I have reviewed the documentation you provided me in connection with the subject application. There were actually three (3) documents provided as follows: (copies attached).

1. Deed from David Plotkin to Town of New Windsor for dedication along Walsh Avenue.
2. Copy of sale deed describing parcel being conveyed from Mobil Oil to David Plotkin.
3. Deed re-filing from Plotkin to Plotkin, combining the parcel purchased from Mobil Oil with the adjoining (and involved) Lot 70.1.

Document 1 requires a revision on Page 2, bottom of first paragraph, indicating that the plan was last revised on 12 December 1990. Also, I have recommended that the last sentence on Page 2 be revised to indicate that the grant is for road widening purposes and utilities and other public improvements (or similar type wording).

Document 2 required no corrections or revisions relative to the description of the parcel involved.

-2-

Document 3 requires a revision to the description of course/distance 16, which should have a distance of 50.68 feet, not 90.00 feet. In addition, course/distance 25 must be revised to indicate 65-37-32. The last sentence of the first paragraph on Page 2 must be revised to indicate the plan was last revised on 12 December 1990. In addition, the second paragraph on the second page of the description must be revised to indicate a lot area of 22.324 acres, not 23.075 acres. Also, I have recommended that the last paragraph of the second page of the description (exhibit A), be deleted in its entirety, or corrected. The purpose of the deed filing is more correctly described in the first paragraph of the same page.

I have advised the Applicant's Surveyor, Dennis Lowes, of these necessary corrections. He is to resubmit directly to you. If the revisions noted above are accomplished, it is my opinion that the documents submitted are acceptable and correct, relative to the lot line change plan submitted by the Applicant's Licensed Surveyor and approved by the Town Planning Board. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEss

a:mobil.ss

cc: Carl Schiefer, Planning Board Chairman

MOBIL OIL/DAVID PLOTKIN LOT LINE CHANGE (89-8) RIVER ROAD

Mr. Dennis Lowes, L.S. came before the Board representing this proposal.

MR. LOWES: My name is Dennis Lowes from Lanc & Tully Engineers and Surveyors. We are representing Mobil Corporation tonight and Mr. David Plotkin in the matter of a lot line change.

Mobil Oil Corporation, I guess, it was a year and a half ago, we brought a sketch plan before the Board which showed the intentions of Mobil Oil with the terminal parcel that they own down on River Road very near Walsh Road. It is a total parcel of about 12 acres. Mobil Oil wants to retain roughly 4.1 acres and being the Mr. Plotkin owns the property to the west of the terminal property there, his intentions are at the present time to purchase the 7.7 acres that would be left on the approval of a lot line change that would lessen the ownership of Mobil Oil at the site.

MR. VAN LEEUWEN: I know where it is, what is Mobil Oil going to do, sell the 7 acres to Plotkin?

MR. LOWES: Yes, the back part this is all vacant land up here David owns.

MR. PAGANO: I don't see any elevation lines.

MR. LOWES: It's really not--this is kind of a plateau here, the bank tends to drop off from the property line down to Mid Valley's property over here.

MR. PAGANO: What are these elevation lines over here?

MR. LOWES: No, these are bearings and distances on the property lines.

MR. VAN LEEUWEN: What is Dave Plotkin going to do with this?

MR. LOWES: Right now, nothing. There is a proposed use interestingly enough I asked him when he and I were going over some of the details here, I said David, do you have any proposed use for the property and he said no, not right now. I own the piece next to it. He said this will just kind of round out some of my holdings.

MR. SCHIEFER: Andy, what I was going to ask you is this truly a lot line change. One of the Board members who is not present suggested it might be a two lot subdivision. Can you see the map here? We have a parcel by a lot line change we are going to break into two, I know he is adding it to the adjoining par-

cel making that one. Is that a lot line change is it a two lot subdivision?

MR. VAN LEEUWEN: He's going to marry into his main piece or is he going to keep a separate deed.

MR. LOWES: This will have to go as a separate deed to David Plotkin from Mobil because it's a separate piece of property.

MR. KREIGER: If they are separately deeded pieces of property that they already exist as separate pieces of property and they weren't under common ownership for the requisite pieces of property and it would be a lot line change. If they are not two separately owned pieces of property and they are one now, now you are talking about subdividing a piece of property. It all depend on what the description says on the deed that they have.

MR. PAGANO: Do they have road frontage?

MR. VAN LEEUWEN: No, they don't. That is why--

MR. MC CARVILLE: They have road frontage.

MR. VAN LEEUWEN: They have road frontage on the other end, the piece itself doesn't.

MR. SCHIEFER: The piece being broken off doesn't have any road frontage.

MR. MC CARVILLE: Where is the piece that is being broken off?

MR. SCHIEFER: The upper piece.

MR. MC CARVILLE: There is a right-of-way.

MR. LOWES: That is a right-of-way across private property that goes from Walsh Avenue over to Joe Ruscitti to get from Walsh Road to this other piece, that is not a public right-of-way. On sheet two, there is an overall on what the whole thing will be stacked up like when it's done.

MR. KREIGER: The other way that you can look at it even if they are commonly described if that piece that you are going to have to change to go to Plotkin we are sure in fact goes to Plotkin and becomes one with the rest of his, we can borrow the, his road frontage, we can't do a subdivision and let it stand alone because there is no road frontage.

MR. VAN LEEUWEN: He owns right to the center of the road, 25 feet.

MR. LOWES: When and if this property is ever developed.

MR. VAN LEEUWEN: If the tax people see this and it goes to the county as a lot line change, they are going to say what happened to the road, they will send it back. We have had that happen.

MR. LOWES: It wouldn't surprise me that the old deed--

MR. VAN LEEUWEN: I have no problem with the lot line change but David should give up the 25 feet. The town by right can take it, condemn it and take it. He could never build on it but I'd like to see him get that part over with.

MR. KREIGER: In furtherance to your question, sort of academic distinction technically speaking there is no such thing as a lot line change, technically speaking it's a subdivision so we may be talking about a difference that doesn't exist here.

MR. VAN LEEUWEN: We have done it before for other people. I don't see why we can't now.

MR. EDSALL: The difference between what we call lot line change like with Andy I guess the lot line change means you have a subdivision but then you mandate that the parcel that is being transferred is joined with the adjoining parcel and becomes one deed parcel not two separate tax map numbers and we have been doing it for years. I think the only guarantee we should have is to make sure they possibly send in the deed that Andy can clarify that they did join it with the adjoining parcel.

MR. KREIGER: Mark is absolutely right but in this case, there's an additional problem which when you say join it with the adjoining parcel, that is two separate parcels, each of which has it's road frontage, two separate independent parcels here. What you are going to be doing is adjoining it to a parcel that it doesn't have any road frontage so that in turn is going to have to be joined to something that does. Otherwise, you are now creating--

MR. BABCOCK: It's got road frontage all the way down Walsh.

MR. SCHIEFER: I guess settle out the legal aspects. Anyone on the Board that objects to this if it's done legally the way these gentlemen discussed it?

MR. MC CARVILLE: No, let them talk tomorrow.

MR. SCHIEFER: I think between the two of you, you can settle the way it has to be done later.

MR. VAN LEEUWEN: No problem but the road has to be dedicated.

MR. SCHIEFER: The road has to be dedicated.

MR. PAGANO: Can we jump ahead and unofficially ask you what, if all the approvals come in now what are we going to do with this property.

MR. MC CARVILLE: That comes on the next item on the agenda.

MR. LOWES: Right now he has no intention of doing anything permanent with these properties. I don't know who knows.

MR. PAGANO: Tell me why he is spending this money?

MR. LOWES: Mobil said would you like it and he said yeah, it would kind of round out what I have.

MR. DUBALDI: Mobil went to him or he went to Mobil?

MR. LOWES: They are all neighbors.

MR. VAN LEEUWEN: If I know Dave Plotkin, he owns a lot of land and he sits on a lot of land. He owns the biggest part of the lake, Lake Tommahawk.

MR. LOWES: My understand now is that we would have to submit to the Planning Board the prepared deeds and sheet 2 revised to show the 25 feet from center line to be dedicated to the Town of New Windsor by David and basically those are the two outstanding items.

MR. VAN LEEUWEN: You have to make up a deed for that.

MR. LOWES: Absolutely.

MR. KREIGER: And you need, we need written assurance and the letter from Mobil that they will record the deed when approved, they will record the deed and with that, they will give a copy of the recorded deed to the town and recognizing the fact that if they don't, they will be liable to the town for any costs incurred by the town. We don't have to specify them. If it cost the town money--

MR. LOWES: I'd ask then that you would consider acting on a conditional approval this evening on this matter then such that these conditions would be--

MR. VAN LEEUWEN: We can't do that. We have to have a proper map. We don't give conditional approvals on lot line changes. What I suggest you do is make the change to the map, get on the agenda and we will probably approve it.

MR. SCHIEFER: I just polled the Board and there's absolutely no

objection if you do your part then to their satisfaction, I can almost, I can't say guarantee but I can almost--conceptual approval.

MR. EDSALL: Can we get through SEQRA and get that out of the way?

MR. VAN LEEUWEN: I make a motion that the Planning Board be lead agency.

MR. DUBALDI: I will second it.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion we declare a negative declaration.

MR. PAGANO: I'd like to hold that up until we get the ducks in a row.

MR. VAN LEEUWEN: It's not going to do anything.

MR. PAGANO: It's just a matter of formality, the more we hold back.

MR. DUBALDI: I will second the motion on the negative declaration.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	No
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. McCarville	Aye
Mr. Schiefer	Aye

MR. EDSALL: As you are aware, submittal of a lot line change to the Orange County Planning Department is optional. Do you want to make a decision if you do or do not want to send it to them?

MR. VAN LEEUWEN: I don't think we have to send it to the county. I make a motion we don't send it to the County Planning Depart-

ment, it's a lot line change, it is not necessary.

MR. DUBALDI: Why does it say it will be required?

MR. EDSALL: This is an error, that is why I am doing it verbally.

MR. MC CARVILLE: I think it should go to the county.

MR. PAGANO: It has to go.

MR. MC CARVILLE: It doesn't hurt.

MR. VAN LEEUWEN: I withdraw my motion.

MR. LOWES: Is River Road a town road?

MR. VAN LEEUWEN: Yes.

MR. SCHIEFER: We don't have a motion, does anyone want to make one? If not, it's going to go to the county.

MR. PAGANO: Let it go its normal channels.

MR. VAN LEEUWEN: I would you suggest that you take that, change that road width on there and then it send it to the county immediately.

MR. EDSALL: If you could, they have requested that we fill out the application if you could get the plan revised, get it right into us and we will have Myra send it out to the county.

MR. LOWES: Yes.

MR. SCHIEFER: Are there buildings on this portion of land?

MR. LOWES: It is vacant.

12-4-90

89-8

NOV 28 1990

Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cane & Tully Eng. Surv. for the building or subdivision of
David Platten & Mobil Oil Corp. has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Should not interfere with town water system.

HIGHWAY SUPERINTENDENT

James D. Du
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC:M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 5 December 1990

SUBJECT: Plotkin & Mobil Oil Corporation Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-89-8

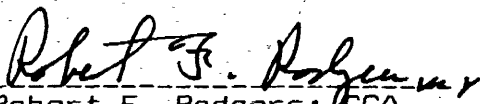
DATED: 28 November 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-111

A review of the above referenced subject lot line change was conducted on 4 December 1990.

This lot line change is acceptable.

PLANS DATED: 20 November 1990.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

MOBOL:PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 15 October 1990

SUBJECT: Plotkin & Mobil Oil Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-89-8

DATED: 14 September 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-089

A review of the above referenced subject lot line change was conducted on 15 October 1990.

This lot line change is acceptable.

PLANS DATED: 11 September 1990; Revision 1.

Robert F. Rodgers
Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-8
WORK SESSION DATE: 4 Sept 90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: yes
PROJECT NAME: Mobil & Plotkin 1/2
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Dennis Lou (L&T)
TOWN REPS PRESENT: BLDG INSP. him
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

2 names - 2 proxy; etc.
PI zone B-Y
add st. fig 6"/ft. FAR to bulk table
show all "proposed" note non-conf. ^{exist}
move app'l box
"area currently vacant"

9-18-1990

SEP 14 1990

Rev 1

89-8

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Lane & Tully for the building or subdivision of
David Plotkin & Mobil Oil Corp. has been
reviewed by me and is approved ☒

disapproved _____

~~If disapproved, please list reason~~ _____

If any excavation, please be careful of your
water lines located within your property - U

HIGHWAY SUPERINTENDENT

Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

SEP 14 1990

Rev 1

89-8

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INST.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval lot line change
Subdivision _____ as submitted by
LANE & Tully for the building or subdivision of
David Plotkin & Mobil Oil Corporation has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

Office building is tied into Sewer System

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman R. Masten Jr.
~~SANITARY SUPERINTENDENT~~

Sept. 17, 1990
DATE

✓
CC: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89-8
WORK SESSION DATE: 4-4-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: X REQUIRED:
PROJECT NAME: Mobil Oil Co Yc
COMPLETE APPLICATION ON FILE NEW OLD
REPRESENTATIVE PRESENT: Dennis
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Row to benefit of....
- 2) existⁿ proposed Yc
- 3) show exist structures of mobil.
- 4) Lot A table -
- 5) app'l box
- 6) mobil lot meets - show via table.
- 7) say no exist dunt on Plotkin parcel

Need new plan.

3MJES9

APR 11 1989

Faxed Copy to Dennis Loews 7/6/90



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 14, 1989

SOCONY Mobil Oil Corp.
60 River Road
Newburgh, NY 12550

ATTENTION: MR. JAMES MORAN

Dear Mr. Moran:

A review has been made of the application information which you have submitted for pre-application approval or pre-submission conference with regard to your project designated as Lot Line Change with Plotkin, which was submitted to the Town of New Windsor Planning Board on February 27, 1989. From this review, it has been determined that your application is not complete and the following information was not included:

- 1) Application form requires owner's signature (both owners).
- 2) Existing structures and improvements not shown on plan.
- 3) Bulk table should be expanded to indicate both "required" and "proposed" as well as indicate conformance with zoning for uses proposed.

It is necessary that the additional information referenced above, including any plan revisions indicated, be submitted to the Town Planning Board as soon as possible. The project will not be placed on the regular Planning Board meeting agenda for pre-application approval or pre-submission conference until the application has been deemed complete. If you have any questions concerning the additional information required, please do not hesitate to contact the Planning Board Secretary at 565-8807. In addition, you may schedule an appearance at a Technical Workshop Session to further discuss the additional information required. These workshop sessions are held on each Tuesday of the week prior to all regular Planning Board meetings. You may schedule time for such an appearance with the Planning Board Secretary.

- 2 -

Should the Town of New Windsor Planning Board fail to receive a response within thirty (30) days toward the proper completion of the application, it may become necessary that the application be brought before the Planning Board for action in its current form.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Carl Schiefer
Carl Schiefer,
Planning Board Chairman

MJE:mlm

cc: Lanc & Tully, P.C., P.O. Box 687, Goshen, NY 10924
~~Planning Board Project File #89-0~~
Mark Edsall, P.E., Planning Board Engineer



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

Date: March 14, 1989

Name: SOCONY Mobil Oil Corp.
Address: 60 River Rd
Alexandria, N.Y. 12550

ATTENTION: Mr. James Moran

Dear: Mr. Moran :

A review has been made of the application information which you have submitted for pre-application approval or pre-submission conference with regard to your project designated as Lot Line Change with Plotkin, which was submitted to the Town of New Windsor Planning Board on February 27, 1989 (date). From this review, it has been determined that your application is not complete and the following information was not included:

- 1) Application form requires owner's signature (both owners)
- 2) Existing structures not shown on plan
- 3) Bulk table should be expanded to indicate both "required" and "proposed" as well as indicate conformance with zoning ~~for~~ uses proposed,

It is necessary that the additional information referenced above, including any plan revisions indicated, be submitted to the Town Planning Board as soon as possible. The project will not be placed on the regular Planning Board meeting agenda for pre-application approval or pre-submission conference until the application has been deemed complete. If you have any questions concerning the additional information required, please do not hesitate to contact the Planning Board Secretary at 565-8807. In addition, you may schedule an appearance at a Technical Workshop Session to further discuss the additional information required. These workshop sessions are held on each Tuesday of the week prior to all regular Planning Board meetings. You may schedule time for such an appearance with the Planning Board Secretary.

Should the Town of New Windsor Planning Board fail to receive a response within thirty (30) days toward the proper completion of the application, it may become necessary that the application be brought before the Planning Board for action in its current form.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Carl Schiefer,
Planning Board Chairman

MJE:mlm

cc: ~~Project Professional Representative~~ →
Planning Board Project File 89-8
Mark Edsall, Planning Board Engineer

*Lane & Tully, P.C.
P.O. Box 687
Goshen, N.Y. 10924*

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 27 March 1989
SUBJECT: Mobil Oil Company, Inc.
Lot Line Change

PLANNING BOARD REFERENCE NUMBER: 89-008

FIRE PREVENTION REFERENCE NUMBER: FPS-89-026

A review of the above referenced subject site plan/ sub-division was conducted on 27 March 1989.

This site plan is found acceptable.

PLAN DATED: 22 December 1988



Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Proposed Lot Line Change - Mobil Oil Co.
David Plotkin
2. Name of Applicant Socony Mobil Oil Co., Inc. Phone (914) 562-1164
Address 60 River Road Newburgh NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Socony Mobil Oil Co., Inc. Phone 562-1164
Address 150 E. 42nd St. New York NY 10017
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan LANC & TULLY, P.C. Phone (914) 294-3700
Address P. O. Box 687 Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of River Road
(Street)
± 200 feet south
(Direction)
of Walsh Avenue
(Street)
7. Acreage of Parcel 8.5± Ac. 8. Zoning District PI
9. Tax Map Designation: Section 9 Block 1 Lot 71
10. This application is for a lot line change to convey 8.5± Acres of
land to adjoining owner to the west
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section N/A Block N/A Lot(s) N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

James Moran
James Moran, Representative
SOCONY Mobil Oil Corp.

David Plotkin
David Plotkin, Owner
Tax Lots 9-1-70.1 & 9-1-78.232

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27 day of February 1989

Lorraine M. Potter
Notary Public

(Owner's Signature)

(Applicant's Signature)

(Title)

Lance & Tully, PC

LORRAINE M. POTTER
Notary Public, State of New York
No. 4826236
Qualified in Orange County
Commission Expires July 8, 1990

REV. 3-87

SHORT ENVIRONMENTAL ASSESSMENT FORM
Appendix B Part 617Project Title: Socony Mobil Oil Co., Inc. - Proposed Lot Line ChangeLocation: River Road/Walsh Avenue, Town of New Windsor

I D Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____

Dennis M. Jones, LSDate: Jan 10, 1988Preparer's Title: Licensed Land SurveyorAgency: Lanc & Tully, P.C., Goshen, NY 10924

PROXY STATEMENT

for submittal to the

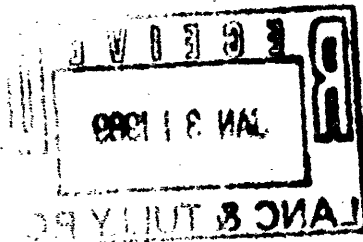
TOWN OF NEW WINDSOR PLANNING BOARD

DAVID PLOTKIN-----, deposes and says that he
resides at Shore Drive - Tomahawk Lake, Blooming Grove-----
(Owner's Address)
in the County of Orange-----
and State of New York-----
and that he is the owner in fee of Tax Lots 9-1-70.1 and 9-1-78.232,
the premises immediately adjoining to the west,
~~xxxxxxx~~ the premises described in the foregoing application and
that he has authorized LANC & TULLY, P.C.-----
to make the foregoing application as described therein.

Date: 4/13/89-----

David Plotkin
(Owner's Signature)

Rita Mastroiocco
(Witness' Signature)

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

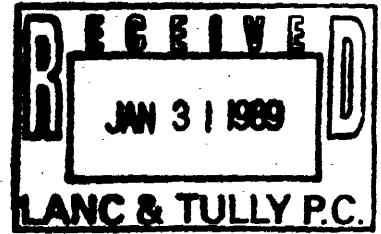
James Moran, deposes and says that he
 resides at 21 Southwood Terrace, Southbury, CT. 06488
 (Owner's Address)
 in the County of NEW HAVEN
 and State of CONNECTICUT
 and that he is the representative of the owner in fee of lands of Socony Mobil Co., Inc.
in the Town of New Windsor
 which is the premises described in the foregoing application and
 that he has authorized LANC & TULLY, P.C.
 to make the foregoing application as described therein.

Date: 1/25/89

James Moran
 (Owner's Signature)

Geraldine B. Sauer
 (Witness' Signature)

GERALDINE B. SAUER
 Notary Public
 My Commission Expires
 March 31, 1993



[Faint handwritten signature]

[Faint handwritten signature]

SKETCH PLAN P.B.#89-8
PROPOSED LOT LINE CHANGE
MOBIL OIL C.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☐ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☐ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ☒ Name of adjoining owners.
- *14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Dennis M. Jones, LS
Licensed Professional

Date: Feb. 22, 1989